

FGPSP 8.4.2
6/17/2005

FOURTH AVENUE GAMBELL, LLC
EXHIBIT OO



Law Offices of

ROBERT C. ERWIN, LLC
(FORMERLY ERWIN & ERWIN, LLC)

From the Desk of: Robert C. Erwin

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June 17, 2005

Via First Class Mail

John J. Houlihan, Jr., Esq.
Short Cressman & Burgess PLLC
999 Third Avenue, Suite 3000
Seattle, Washington 98104-4088

Re: Fourth Avenue Gambell Limited Partnership
Anchorage, Alaska

Dear Mr. Houlihan:

After the property in Anchorage was transferred to my clients, the Fourth Avenue Gambell Limited Partnership, in 2004 from SC Distributing Company, the property was subject to an environmental assessment in order to determine the condition of the property for sale to third parties.

That environmental assessment encountered pollution which was clearly known and had not been disclosed by SC Distributing because of a previous environmental assessment which was not shared with the Fourth Avenue Gambell Limited Partnership in spite of the fact that they had paid \$5,000.00 of the costs thereof and were given assurances they would be given a copy thereof.

The new environmental assessment required the removal of several underground tanks (some of which had been removed previously by your contractor and then reburied on the property) and disclosed a monitoring well which measures pollution on one portion of the property.

More than \$69,000.00 has been expended to date and the Alaska Department of Environmental Conservation is directing additional cleanup, which clearly signals additional cost.

This letter is to put you on notice that my clients will seek reimbursement of all costs of the environmental cleanup from the previous property owners.

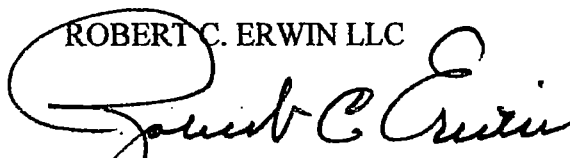
FOURTH AVENUE GAMBELL, LLC
EXHIBIT OO

Bates 167

John J. Houlihan, Jr., Esq.
June 17, 2005
Page 2

The deliberate concealment of serious environmental pollution raises a question of punitive damages as well as the specter of sanctions by the DEC. We will notify you of the next meeting with the DEC so you can attend if your clients so desire.

Very truly yours,

ROBERT C. ERWIN LLC

ROBERT C. ERWIN

RCE:sls

cc: ✓ Paul Maney